This map is provided solely for the purpose of assisting in locating the property and Cottonwood VILLAS AT BRIDLE RIDGE CONDOMINIUMS SURVEYOR'S CERTIFICATE Title Insurance Agency, Inc. assumes no liability LEGEND for variation, if any, with any actual survey. PROPERTY LINE RICHARD K JOHANSON , do hereby certify that I am a Reg-PROPERTY CORNER istered Civil Engineer, and or Land Surveyor, and that I hold ----- P.U.E. LINE/EASEMENT VICINITY MAP PROPOSED FIRE HYDRANT ___, as prescribed under the laws of the certificate No. 152956 TOWNSHIP 3 SOUTH RANGE 1 EAST ADDRESS 57 EAST BRIDLE VILLA DRIVE SALT LAKE BASE AND MERIDIAN 96 EAST SADDLE VILLA DRIV 59 EAST BRIDLE VILLA DRIVE State of Utah. I further certify that by authority of the Owners, I have PRIVATE OWNERSHIP 61 EAST BRIDLE VILLA DRIVE 92 FAST SADDLE VILLA DRIV 63 EAST BRIDLE VILLA DRIVI made a survey of the tract of land shown on this plat and described 88 EAST SADDLE VILLA DRIVE 67 EAST BRIDLE VILLA DRIVE LIMITED COMMON AREA 69 EAST BRIDLE VILLA DRIVI 84 EAST SADDLE VILLA DRIVI below, and have subdivided said tract of land into lots and streets, 1 EAST BRIDLE VILLA DRIVI COMMON AREA 8 EAST SADDLE VILLA DRIV VILLAS AT BRIDLE RIDGE CONDOMINIUMS 77 EAST BRIDLE VILLA DRIVI hereafter to be known as 76 EAST SADDLE VILLA DRIVI 79 EAST BRIDLE VILLA DRIVI N07°18'25"E 74 EAST SADDLE VILLA DRIVI 31 EAST BRIDLE VILLA DRIV 20' SEWER EASEMENT 2 EAST SADDLE VILLA DRIVE N42°38'41"W and that same has been correctly surveyed and staked on the ground 83 EAST BRIDLE VILLA DRIVI 87 EAST BRIDLE VILLA DRIVI 66 EAST SADDLE VILLA DRIV 89 EAST BRIDLE VILLA DRIVI as shown on this plat. 20' WATER EASEMENT 64 EAST SADDLE VILLA DRIVI SQUARE FOOTAGE 363 SOUTH SADDLE VILLA DRIVE 62 EAST SADDLE VILLA DRIVI 93 EAST BRIDLE VILLA DRIVI 58 EAST SADDLE VILLA DRIVI 13367 SOUTH SADDLE VILLA DRIVE 97 EAST BRIDLE VILLA DRIVE ---- QUESTAR GAS EASEMENT 6 EAST SADDLE VILLA DRIVE 9°34'49" N85°01'20"W Kichard son Jahrenson 9 EAST BRIDLE VILLA DRIVE MARCH 14, 2008 13374 SOUTH SADDLE VILLA DRIV (20' EASE, 10' FROM CENTERLINE 13361 SOUTH SIDE SADDLE DRIVI 8.52 8.51 S85°06'58"E 13361 SOUTH BRIDLE VILLA DRIV 3372 SOUTH SADDLE VILLA DRIV 3369 SOUTH SIDE SADDLE DRIVE 78.19 78.93 70.46 70.99 89°35'36" N45°12'12"W 13363 SOUTH BRIDLE VILLA DRIVE ALL OPEN SPACE IS 3368 SOUTH SADDLE VILLA DRIV 13373 SOUTH SIDE SADDLE DRIVE 90°27'10" N44°49'11"E 3369 SOUTH BRIDLE VILLA DRIV 3366 SOUTH SADDLE VILLA DRIV 13362 SOUTH BRIDLE VILLA DRIVI 13373 SOUTH BRIDLE VILLA DRIVE 3364 SOUTH SADDLE VILLA DRIVE 3368 SOUTH BRIDLE VILLA DRIVE PROPERTY LOCATION WITNESS @ CORNER (FOUND) Northwestern Mutal Life Ins.Co. Northwestern Mutal Life Ins.Co. BOUNDARY DESCRIPTION 28-31-351-019-0000 28-34-351-019-0000 EAST P.O.B S89°51'15"E 643.40' Commencing at a point that is North 329.52 and East 190.59' from the Southwest Corner of Section 31 10' P.U.E. Township 3 South Range 1 East Salt Lake Base & Meridian; thence S 89°51'15"E, along the South Boundary line of the Pinnacle Preserves, a distance of 643.40 feet; thence S 00°10'43"E, along said Pinnacles Preserves boundary line, a distance of 330.00 feet, to section line; thence N 89°51'15"W along UNIT-4 1405 SQ. F UNIT-2 1875 SQ. FT. UNIT-10 1405 SQ. F LANDSCAPED section line, a distance of 633.35 feet; said point being on section line and located 28.10' from the UNIT-14 UNIT-3 270 SQ. FT 1875 SQ. F 1875 SQ. F MAINTENANCE OF DETENTION BASIN STORM DRAIN SYSTEM SHALL BE THE ESPONSIBILITY OF THE HOME OWNER witness corner monument in the Centerline of Minuteman Drive thence along said East line UNIT-9 1270 SQ. FT BUILDING TYPE "A" BUILDING TYPE "C" N04°58"14"W, a distance of 119.93 feet; thence N 00°11'07'W, a distance of 200.47 feet; thence North UNIT-6 1270 SQ. FT 07°18'25" East, a distance of 6.29 feet; thence North 42°38'41" West, a distance of 1.21 feet; thence UNIT-12 1270 SQ. F BUILDING TYPE "C" North 00°13'21" West, a distance of 2.98 feet to the Point of Beginning. UNIT-18 1270 SQ. FT 1875 SQ, FT. UNIT-7 1405 SQ. F UNIT-1 1405 SQ. FT. UNIT-13 1405 SQ: FT. Containing or 4.86 acres, more or less. OWNER'S CONSENT TO RECORD **BRIDLE VILLA DRIVE** KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS (BLUE RIDGE 124.27 20' SEWER EASEMENT HOMES IN C., A UTAH CORPORATION) OF THE TRACT OF LAND DESCRIBED (PRIVATE STREET) (PRIVATE STREET) HERON AS VILLAS AT BRIDLE RIDGE CONDOMINIUMS, A UTAH PROJECT LOCATED ON SAID TRACT OF LAND HAS CAUSED A SURVEY TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED, AND DOES HEREBY GIVE OUR CONSENT TO THE RECORDATION OF THIS 20' SEWER EASEMENT RECORD OF SURVEY MAP AND SUBMITS THIS PROPERTY TO THE UTAH CONDOMINIUM QUESTAR EASEMENT ENTRY NO. 10253686 IN BOOK 9527 AT PAGE 8500 OWNERSHIP ACT, AND DOES HEREBY DESIGNATE ALL STREETS, UNLESS OTHERWISE NII-50 VPE 'B' 84 SQF INDICATED. AS PRIVATE STREETS INTENDED FOR THE USE OF THE CONDOMINIUM Blue Ridge Homes. DEVELOPMENT, FOR INGRESS AND EGRESS BUILDING TYPE "B" UNIT-48
BUILDING
TYPE "B" UNIT-44 1405 SO FT LENDERS CONSENT TO RECORD 28-31-351-014-0000 CENTRAL BANK, AS BENEFICIARY UNDER THE DEED OF TRUST 20' SEWER EASEMENT RECORDED 02/16 2007, AS ENTRY NO. 1000 6631 BK 9423 PG 2979-2987 CONSENTS TO THE RECORDATION OF THIS PLAT. 20' WATER EASEMENT QUESTAR EASEMEN SADDLE VILLA DRIVE ENTRY NO. 10253686 IN BOOK 9527 AT PAGE 8500 SADDLE VILLA DRIVE 20' EASEMENT 10' BOTH SIDES (13375 SOUTH) (PRÍVATE STREÈT) OF CENTERLINE. (PRIVATE STREET) STATE OF UTAH) UNIT-38 1405 SQ. F COUNTY OF SALT LAKE) UNIT-32 1405 SQ. FT. 1875 SQ. F 2007, PERSONALLY APPEARED BEFORE UNIT-31 1270 SQ. F WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING CONSENT WITH THE AUTHORITY OF AND ON BEHALF UNIT-40/ 1270 SQ: F1 UNIT-34 1270 SQ. F 1270 SQ. FT OF CENTRAL BANK, AND THAT CENTRAL BANK EXECUTED THE SAME. 270 SQ. FT 1875 SQ. FT UNIT-32 UNIT-35 1405 SQ. FT UNIT-29 1405 SQ. FT 1875 SQ. F MY COMMISSION EXPIRES: 5-24-2011 WITNESS CORNER (FOUND) PROJECT BM. EL= 4440.86 Lem, utali (1946) **NOTARY PUBLIC** 6011, 202, 613, 611 RESIDING AT: SEE STOMM 10' P.U.E. 633.35 N89°51'15"W 10' EASEMENT FOR PIPED SouthWest Corner of Section 31 Cynthia Lloyd Dennis & Cynthia Lloyd DITCH Township 3 South Range 1 East Susan Schelin 34-06-101-001-0000 **ACKNOWLEDGEMENT** Salt Lake Base & Meridian 34-06-101-005-0000 FEMA INFORMATION 34-06-101-020-0000 QUESTAR GAS COMPANY SITE IS LOCATED IN FEMA ZONE-X QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF 20' WATER LINE EASEMENT AREA DETERMINED TO BE OUTSIDE APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF **ACKNOWLEDGMENT** SAID EASEMENT BEING 10' EACH SIDE OF THE FOLLOWING DESCRIBED LINE. 500 YEAR FLOOD PLAIN. ITS RIGHT-OF- WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS Commencing at the SouthWest Corner of Section 31 Township 3 South Range 1 East MAP NUMBER 49035C0444F APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE Salt Lake Base & Meridian; thence North, a distance of 246.66 feet; thence East, a PANEL 444 OF 625 STATE OF UTAH whah STORM MAINTENANCE distance of 190.83 feet to the POINT OF BEGINNING; thence S.89°38'49"E., a distance LOCATION OF SUCH ITEMS. THE RIGHTS- OF- WAY AND EASEMENTS ARE MAINTENANCE OF DETENTION BASIN COUNTY OF SALT LAKE S.S. * EASEMENT ENTRY NO. 4601931, IN BOOK 6014, AT PAGE 550. of 62.45 feet; thence S.72°19'07"E., a distance of 34.27 feet; thence East, a distance of SUBJECTED TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED & STORM DRAIN SYSTEM SHALL BE THE ANY EASEMENTS AND/OR RIGHTS-OF-WAY FOR THE WATER DISTRIBUTION 403.18 feet; thence S.45°00'00"E., a distance of 48.65 feet; thence S.22°10'00"E., a RIGHT OF WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. QUESTAR MAY RESPONSIBILITY OF THE HOME OWNERS SYSTEM AND APPURTENANCES OF THE DRAPER IRRIGATION COMPANY AND/OR distance of 16.03 feet; thence South, a distance of 53.76 feet; thence S.45°00'00"W., a ON THIS 19 DAY OF March BEFORE ME Jares L. DESER A.D., 200 & PERSONALLY APPEARED ASSOCIATIONS. REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. 1'' = 30'distance of 34.87 feet; thence West, a distance of 354.58 feet; thence N.67°10'00"W., a PARTIES CLAIMING BY, THROUGH OR UNDER IT, AS THE SAME MAY BE FOUND THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY . WHO BEING DULY BEFORE ME ________ TO INTERSECT THE HEREIN DESCRIBED PROPERTY, AS DISCLOSED BY THE distance of 17.63 feet; thence N.44°20'00"W., a distance of 17.63 feet; thence PARK STRIP MAINTENANCE OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING (IN FEET) President of Bluendge Homes, Inc. MESNE INSTRUMENTS OF RECORD. INCLUDING THAT CERTAIN EASEMENT TO SWORN DID SAY THAT HE IS THE N.18°55'40"W., a distance of 14.77 feet; thence N.00°26'24"W., a distance of 94.25 feet PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES THE HOME OWNERS ASSOCIATION WILL MAINTAIN to the POINT OF ENDING. USE DISTRIBUTION SYSTEM RECORDED MARCH 25 1988. Kuhane D No THE PARK STRIP ALONG THE LOT FRONTAGE. PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE SOUTH VALLEY SEWER DISTRICT EASEMENT ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED ALSO INCLUDING NOTARY PUBLIC MY COMMISSION EXPIRES (CONSISTING OF 4 SHEETS) THERE SHALL BE NO BASEMENT CONSTRUCTION IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR SEWER DUE TO HIGH GROUND WATER TABLE. Commencing at the SouthWest Corner of Section 31 Township 3 South Range 1 East THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR PIPELINES, VALVES, VALVE BOXES AND OTHER SEWER SHEET 1 = OVER-ALL BUILDING & BOUNDARY DIMENSIONS AREAS OF COMMON OWNERSHIP & UTILITIES TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES AND PICHAPD NORMAN Salt Lake Base & Meridian; thence North, a distance of 246.66 feet; thence East, a TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INCIDENTAL PURPOSES, AS GRANTED TO SOUTH VALLEY SEWER distance of 190.83 feet to the POINT OF BEGINNING; INFORMATION, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES HOTARY PUBLIC - STATE of UTAN SHEET 2 = BUILDING PLANS A DISTRICT, A BODY POLITIC OF THE STATE OF UTAH BY INSTRUMENT ; thence S.89°38'49"E., a distance of 62.45 feet; thence S.72°19'07"E., a distance of WITHIN RIGHTS OF WAY, PLEASE CONTACT QUESTAR'S RIGHT- OF- WAY SHEET 3 = BUILDING PLANS B RECORDED 28-31-351-014 ENTRY NO. 10159502 IN BOOK 9489 AT 34.27 feet; thence East, a distance of 287.83 feet; thence South, a distance of 127.67 feet LEHI, UTAH 84049 SHEET 4 = BUILDING PLANS C DEPARTMENT AT 1-800-366-8532. PAGE 5291 OF OFFICIAL RECORDS. to the POINT OF ENDING. VILLAS AT BRIDLE RIDGE CONDOMINIUMS WATER PRO SOUTH VALLEY SEWER DISTRICT ROCKY MOUNTAIN POWER COMCAST CABLE LAND DESIGN ENGINEERING APPROVED THIS 1744 DAY OF 2008 APPROVED THIS 17th DAY OF March APPROVED THIS _____DAY OF _____ 7412 SOUTH STATE STREET APPROVED THIS A DAY OF MARCA LOCATED IN THE SOUTHWEST QUARTER SECTION 31 APPROVED THIS DAY OF March MIDVALE CITY, UTAH 84047 SUITE 201 A.D., 20 A.D., 20 BY COMCAST A.D., 20<u>08</u> A.D., 20 BY UTAH POWER QUESTAR GAS COMPANY OFFICE: (801) 495-2541 TOWNSHIP 3 SOUTH RANGE 1 EAST FAX: (801) 495-2547 SALT LAKE BASE AND MERIDIAN SOUTH VALLEY SEWER DISTRICT MANAGER (SHEET 1 OF 4) PUBLIC WORKS DIRECTOR DRAPER CITY ENGINEER DRAPER CITY MAYOR CITY ATTORNEY RECORDED # 10431770 SL.CO. BOARD OF HEALTH PLANNING COMMISSION **QWEST COMMUNICATIONS** PRESENTED TO THE DRAPER CITY COUNCIL APPROVED THIS APPROVED AS TO FORM THIS THIS DAY OF A.D., 20 A. AT WHICH TIME THIS SUBDIVISION WAS APPROVED APPROVED THIS ______ DAY C A.D., 200 BY THE DRAPER CITY PLANNING COMMISSION. APPROVED THIS 14 DAY OF MANCH STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF A.D., 20<u>0</u> BY QWEST AND ACCEPTED. DATE 6.19.08 TIME 4:33 pm. BOOK 2008 P. PAGE 129 (500) ALT LAKE COUNTY RECORDER HAIRMAN, DRAPER CITY PLANNING COMMISSION QWEST COMMUNICATIONS





